

FOR SALE

116 West Enos Drive, Santa Maria, CA | Vacant Land | ±12,632 SF



**PACIFICA**  
COMMERCIAL REALTY

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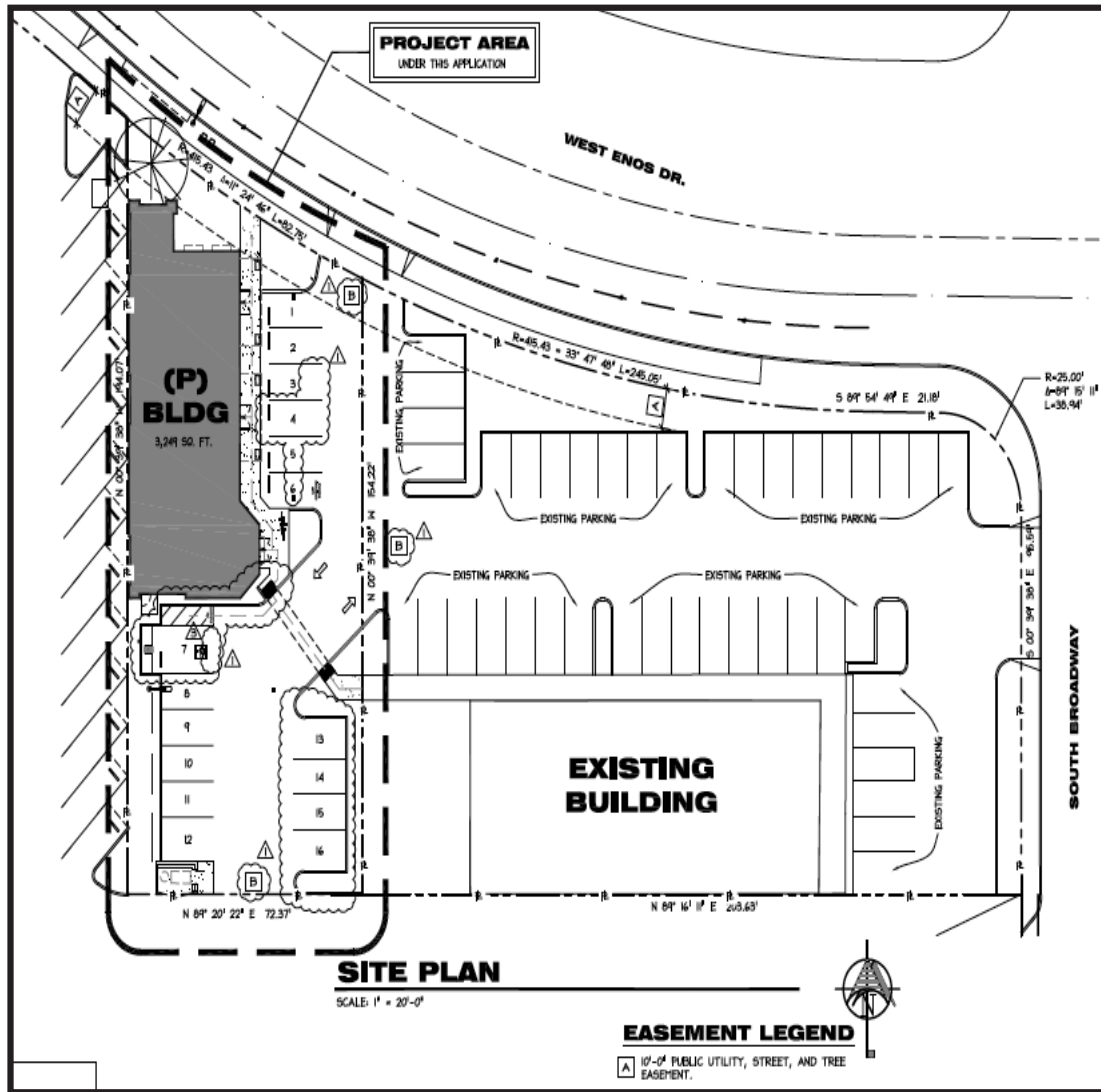
BRE # 01026699

2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • [www.PacificaSantaMaria.com](http://www.PacificaSantaMaria.com)

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Prime commercial lot for sale at northern side “Stowell Center Plaza” on West Enos Drive (See aerial). Included in the purchase price are approved plans for a ±3,250 square foot retail/office building. Excellent opportunity for an owner user or a small development project. Call listing agent for additional information.

### Property Details

- Price: \$495,000.00
- Parcel Size: ±12,632 SF (0.28 acres)
- Zoning: PD-C1 (Central Business District)
- APN: 117-300-084
- Construction Plans included in Purchase Price
- Building Permits Ready for Pick-up (Permit Fee to be Buyer’s cost)
- Traffic Counts: S. Broadway/Battle - 27,000 ADT



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